



GRASSROOTS
REALTY GROUP

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12 Tuscany Springs Circle NW
Calgary, Alberta

MLS # A2345473

\$559,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: Shed in the backyard

You will find excellent value in this three-bedroom, two-and-a-half-bathroom, two-storey home located in the sought-after community of Tuscany! Offering 1,365 sqft of comfortable living space, this move-in ready house provides a functional layout with plenty of opportunity to make it your own. Enjoy peace of mind knowing several big-ticket updates have already been taken care of, including a newer roof (2019), furnace (2022), and brand-new carpet throughout the entire upper level (2026). The main floor layout is open-concept and features a well-appointed kitchen with a good-sized island, wood cabinetry, and corner pantry. Overlooking the living room, the kitchen is ideal for everyday living and entertaining, while the vaulted ceilings and cozy gas fireplace in the living room create a bright and welcoming atmosphere. Completing the main level is a dining area, front flex room, and two-piece bathroom. Upstairs, you'll find a spacious primary bedroom complete with a four-piece ensuite and walk-in closet, two additional bedrooms and a four-piece bathroom. The unfinished basement offers an additional 670 sqft of space and provides an excellent opportunity for a new owner to add value and customize the layout to suit their needs. The backyard and wood deck provides plenty of room for entertaining all year long. Finally, enjoy everything that Tuscany has to offer including an abundance of outdoor recreation, with extensive pathways, playgrounds, green spaces, and scenic ravines. Shopping and restaurants are nearby, as well as convenient access to Tuscany LRT station and the Tuscany Splash Park. Whether you're a first-time buyer, growing family, or simply looking to get into one of Calgary's established northwest communities, this home offers a great combination of location, functionality, and potential. Do not miss out on this opportunity!

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